

**ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY
BOARD OF DIRECTOR'S REGULAR SESSION
July 29, 2005**

Present

JoAnne Zito-Brause
Bill Smith
Jana Hayenga
Louise Lazur
Hugh Gellert

Present

Joelle Hall
Jana Hayenga
Mike Zoske
Mary Jane Michael
Dan Coffey

Excused

Jeff Sinz
Ken Stout

Staff/Guests

Kevin Kinney
Robin Ward
Marie Trueblood
Krin Kemppainen
See public comments

Call to Order

Ms. Brause called the meeting to order at 5:05 pm.

Review of Agenda

Public comments were moved to the next item no other changes were made.

Public Comment

- Alaska Parent and Youth representative, Kay Laudenpara, interim Executive Director, of the Alaska Parent and Youth Foundation; Jerry Jenkins, Executive Director, of Anchorage Community Mental Health Services; Kathy Fiester, Program Manager, of MOA Reproductive Health Clinic; Diane Engel, Community Health Services Program Director, of the MOA Health Department; Sue Stone, Power Program Director. Ms. Laudenpara and the other representatives stated they were pleased with the clinic located downstairs for the past several years and would like to continue to offer the services for the high risk youth in this location. Currently they pay \$.75 a sq ft and they would like to continue to pay the same amount. The last lease was last signed in 2003, Ms. Laudenpara asked for a new lease to be signed.
- Winterberry School representatives Sara Wilson-Doyle, Erin Kirzon and Shana Mall came to talk about the Winterberry School and answer any questions the Board members had about the new school. Ms. Wilson-Doyle talked about the school site and their goals with the school. They asked for the support of the Board for the request for the green space next to Lot 12 and for the parking spaces in the lot. Mr. Kinney advised the Board that he will need approval of the concept and he will need to work out the particulars, since the next Board meeting isn't until August and the school needs to know the result to move forward with their plans.

Chief Operating Director's Report

- Mr. Kinney stated that the Geotechnical report for the 3rd and H St project was completed. With the recommendation on the foundation, an increase cost of up to \$4 million would be feasible. Also, someone has acquired the other half of the lot which we were hoping to get. Mr. Kinney asked Ms. Trueblood to create some graphs to show how this may affect us over time and a rate dependant impact for ACDA.
- Mr. Kinney provided Board members with 2 pages of information on a project POB Montgomery just completed in Longview, Washington, which shows the types of businesses that they work with. Clients have been pleased with the results, per Mr.

Kinney. Ms. Ward presented documents showing what has been paid so far on the property.

- Mr. Kinney informed the Board that an article will be coming out in the paper dealing with downtown parking meters and that all the new parking meters have been installed.
- Koniag has approached Anchorage Parking asking if we would be interested in taking control of the south half of block 48 (behind the NPS) and run it as a parking lot for 3-5 years. Mr. Kinney stated that this may be something we may want to look into because this may help with loss of parking once the Convention Center and new parking garages go under construction. The issue we need to be aware of is Koniag wants a lot of money for this lot, and we may only break even. It would be a big investment and Mr. Kinney asked if the Board is interested in having him pursue this opportunity. Consensus from the Board was to go forward and find out the cost of this venture.

Minutes

The minutes from June 27 and June 30 were reviewed. One typing error was pointed out for correction. Mr. Zoske moved to approve the minutes, Ms. Lazur seconded. The motion passed.

Personal Announcement

- Ms. Lazur said she has been hired by Koonce, Pfeffer & Bettis, Inc. She is now working for a potential contractor and will abstain from any vote which may involve her new employer.

New Business

- A. Mt. View Project Memorandum of Understanding (MOU) – Mr. Kinney advised that Mr. Irwin has asked us to table the MOU until after he gets a chance to review the new draft after the changes. Mr. Gellert asked Ms. Ward if he would be allowed to talk with our attorney, Mr. Duerre, to discuss the MOU without violating any laws. Ms. Ward said he could and Mr. Duerre will keep a list of comments and concerns. Ms. Ward discussed a new draft sent via email to the Board members. The new draft is based on “Fair Market Value”, which simplifies the MOU and eventual sale of the property. She explained this new draft was created to give everyone the chance to see the difference in the 2 types of sales the Board has discussed. Mr. Coffey wanted to know when Mr. Irwin would be coming to town. Ms. Ward said he would be here from August 10-13 and we would probably have a special session to discuss the MOU with Mr. Irwin. Ms. Lazur asked why Mr. Irwin asked us to table the MOU vote since POB Montgomery is ready to move forward. Ms. Ward stated Mr. Irwin is going forward and taking it on faith that ACDA and POB Montgomery will come to an understanding. Ms. Ward passed out financial information with past payment on the Mt. View property paid by HLB and phase II cost projections.
- B. Anchorage Downtown Partnership – No action is needed, as this item was only informational.
- C. Potential Tenant – Mr. Kinney stated he will be asking for a business plan from the gentleman who would like to rent a space; once he receives that he will take it back to the Board for discussion.

- D. Winterberry School– Mr. Kinney asked for approval on the conceptual issues of letting the school use the grass area next to lot 12 and if they do request reserved parking spaces in lot 12 we let them have them for \$60 a month and not the \$80 it would normally cost. Mr. Gellert asked if Mr. Kinney is comfortable with having children cross the street in that area. Mr. Kinney and traffic engineering spent a lot of time reviewing the issue and feels there should be no problems. Winterberry School representatives have promised to have someone out to make sure children cross the street at the cross walk. Ms. Zito-Brause wanted to know where the children will load and un-load. Mr. Kinney said 4 spaces will be provided on the street for this. Ms. Hayenga wanted to know if there were proper signs in place. Mr. Kinney said if the school receives their conditional use permit a cross walk would be added and currently there are signs up. Mr. Kinney would make sure a wavier would be provided for ACDA from the school to ensure ACDA will not be held liable for any accidents. Mr. Zoske made a motion for approval of the conceptual issues dealing with the Winterberry School. Ms. Lazur seconded, the motion passed.
- E. Alaska Parent and Youth – Mr. Kinney said they have paid \$.75 a sq foot for years which is less than 50% of our standard rate. Ms. Lazur asked for a motion to approve the \$.75 a sq foot rate and lease. Ms. Lazur made the motion, Mr. Zoske seconded. The motion passed.
- F. Amended By-Laws – Mr. Kinney provided everyone with a copy of the by-laws as they would look with the changes that were accepted. Mr. Kinney asked if the Board was comfortable with voting on the by-laws now or would they want to wait until next month in order to give them time to review all the changes. The Board consensus was to hold off until next month before voting.

Department Reports

Finance –

Nothing to add

Data Processing –

Nothing to add

Marketing & Public Affairs –

Nothing to add

Customer Service/Enforcement –

Nothing to add

Operations –

Nothing to add

Employee Relations –

Nothing to add

Building Committee –

Mr. Kinney stated the building committee would be involved in selection in late August.

Ms. Zito-Brause acknowledged and thanked Ms. Trueblood for all the hard work she has done for the Board then adjourned the meeting at 6:12 p.m.

Respectfully submitted by:

JoAnne Zito-Brause, Chairperson